

LUCK CHANGED WITH CHRISTMAS

Aged Mrs. Bodine Expected Eviction, but Strangers Brought Food, Money and Work.



MRS. JOHN BODINE.

WHEN Mrs. John Bodine looked back over the eighty-five years of her life Christmas Eve, she thought in the days of her happiness were gone. In the house at No. 2100 Atlantic avenue, Brooklyn, there was nothing to eat and no fuel to cook it with if there had been. Her sixty-year-old daughter lay ill in the family's one bed; her son, fifty years old, was unable to get work. There was no Christmas greeting in the house, but instead, a legal notice, declaring that Mrs. Bodine, being in arrears of rent to one Elizabeth Diegenhardt, would be evicted from the premises on Christmas Day.

And yet, with it all, Christmas Day was not the darkest day the woman of eighty-five had seen—in fact, she said yesterday that it was one of the brightest, for fear, cold, and the hunger that is death, had been lifted from her by those the tale of her troubles had touched. There was food on the table and coal in the stove, work for the son and money in the house on Christmas Day, where there had been nothing on Christmas Eve.

The help did not come from the charitable societies; they had been appealed to and had replied that they gave relief to the destitute, not to a woman with a magnificent pension of six whole dollars a month. The people of the church were ever so sweetly sympathetic; they listened, and advised, and donated, but they didn't pay the rent and buy the coal and the food.

It was only a little story in the papers yesterday morning, and yet, some strange persons, strangers, all left their own comfortable home to walk through the wintry weather and climb three flights of rickety stairs to take Christmas cheer to that forty-old woman. They did more than that; some of them, for they lifted up the two rooms and cooked a meal for the mother and daughter. They brought coal and food and money, offered help, work and clothing, but they didn't bring any tracts, and not one of them left a card.

Twenty-five years ago the Bodines were a power in Brooklyn. Old Squire Bodine was mayor of Staten Island, his son was wealthy, and when Mrs. Bodine was left a widow there was no thought of hardship ahead. She told the tale of these twenty-five years yesterday. It is a record of a quarter of a century's swindling—the tale of the eating away of a fortune by people in whom the sensitive woman put faith.



Mrs. Thomas H. Ronayne.

She is ill at her home as a result of being arrested in a crowded dry goods store on Christmas Eve, on the charge of swindling. Facts seem to show that a mistake was made in her case.

she says that up to three months ago she worked regularly as a dressmaker. These things have come about, Mrs. Bodine says, because she put faith in the men who had been friends of her husband. She has few reproaches to make, this woman who has learned the philosophy of four-score years. She is not worried about herself. All she cares about is that her two children should be comfortable. Encouraged by the outcome of Christmas Day, she declared that, if she could, she would move nearer to town and resume work as a dressmaker.

FIVE DIE OF POISON.

Mrs. Peyer Quarrels with Her Husband and Then Kills Her Children and Herself.

Park River, N. D., Dec. 25.—The wife of Jacob Peyer, living near this place, yesterday poisoned her four little children with strychnine and then took poison herself. All are dead.

Mrs. Peyer had quarrelled with her husband and had several times threatened to kill her children and herself.

SERMON HEARD BY WIRE.

The Very Rev. Dean Flynn Preaches to His Parishioners and Hospital Patients at the Same Time.

One clergyman can now preach to two widely separated congregations at the same time. All he requires is proper electrical connections between the two points and a phonograph.

This experiment was tried successfully

at the residence of Mrs. Bodine, where there had been nothing on Christmas Eve.

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MADE ILL BY HER ARREST.

Mrs. Ronayne Unable to Appear to Tell Her Story in Court.

HER CASE IS A WARNING.

She Tells How She Was Dragged to a Cell Despite Evidence in Her Favor.

Confined to her bed, suffering from a severe cold and nervous prostration and almost unable to speak, Mrs. Thomas H. Ronayne had yet strength to denounce in the strongest terms her arrest at the dry goods store of J. S. Walton & Co. on Christmas eve.

To a Journal representative, who called at her home, No. 311 West Fifty-fourth street, yesterday, she said:

"It is one of the worst outrages that ever was perpetrated on an honest woman. I simply dared to patronize a store where

the operations of last week, or rather, the absence of certain operations, seem to emphasize the fact that the investment class is not yet conspicuously in the market. In explaining the lack of dealing by this element, dealers are inclined to say the holidays are responsible. As holidays the effect is hardly felt, particularly this year, when Christmas and New Year fall on Saturday, a half holiday at any event; but it is reasonable to conclude that many business men have been so busy that they have been unable to make outside investments pending the overhauling of accounts incident to the new year. It may be inferred, then, that shortly after the new year the demand for real estate investments will be reasserted. It is known now that many large deals have been put off in the final closing and will not be made until January.

It is also known that many of the interesting auction sales, for owners and executors of estates, are being held for February. Indeed, auctioneers, who expect the most active Spring, in their line, that has been known since the dull times began. And owners are giving owners every encouragement to offer their properties in public sale the coming Spring. This should establish confidence in the market, for there are but few auctioneers at the Broadway room who are not conscientious enough to warn clients against putting their properties up at auction when the chances are against them.

The bulk of the vacant lot trading last week was in the vicinity north of the Hudson, a region which is just now attracting special attention, a fact that is a little odd at a time when rapid transit for the Washington Heights region is getting something like a tangible shape.

During the week two sales were reported of a block of lots on the Hudson River front, between Fifty-third and Fifty-fourth streets, but this block is to be taken by the city for park purposes. It is hard to tell what these transfers mean, and especially so, as in neither case is the consideration named. However, the fact appears to be an active demand for this particular block of lots, it is safe to say the city will be expected to appreciate its value accordingly. The city is also interested to an extent in another sale of lots made during the week, the sale of seven lots on the north side of One Hundred and Tenth street, west of Lenox avenue. It has been decided by the Board of Street Opening and Improvement to take thirty feet of the side of One Hundred and Tenth street, to make it conform with the Cathedral Parkway extension.

The record for the week shows 238 conveyances filed, with \$1,448,730 involved; 250 mortgages, with \$2,615,395 involved; 35 building plans filed, with \$531,680 involved; auction sales, \$466,478.

Sales and Building Plans.

Irving Bachrach has purchased of M. Myer, through William Rosenzweig, No. 717 East Ninth street, 25x92, stable.

Oppenheimer & Hammerberg have purchased of S. Y. Kruger, the vacant lot 50x100 on the south side of One Hundred and Sixteenth street, 100 feet west of Madison avenue.

Hall J. How & Co. have sold for the Brooks estate, the north side of One Hundred and Twentieth street, 100 feet west of Madison avenue, 30x100.

Follard & Steinham have purchased of Martin Metzger the vacant lot 50x90.11, on the north side of One Hundred and Twenty-fifth street, 175 feet west of Amsterdam avenue.

George G. Jackson has purchased of Gutwill Brothers the southeast corner of Twenty-fifth street and One Hundred and Twenty-fifth street, 100x100, vacant.

William Call has purchased of Morris Steinhardt the vacant lot 50x90.11, on the north side of One Hundred and Twenty-fifth street, 175 feet west of Amsterdam avenue.

Louis Frank will erect, from plans by Louis M. Peck, a two-story brick tenement, 25x80, on the east side of Market street, 50 feet west of West End avenue.

Wahlig & Flood will build, from plans of E. J. Peck, three three-story frame flats and stores, to cost \$18,000, on the northwest corner of Cedar place and Tinton avenue.

Follard & Steinham will build two five-story brick flats, with stores, on plot 50x90.11, on the north side of One Hundred and Twenty-fifth street, 175 feet west of Amsterdam avenue.

Irving Bachrach will build, from plans by George E. Peck, a five-story brick tenement, on lot 25x92, at No. 717 East Ninth street.

William Call will build, from plans by H. E. Hartwell, a six-story brick and terra cotta apartment house, on plot 41x102.2, on the north side of Eighty-third street, 300 feet west of West End avenue.

Adolph Mueller will improve the plot, 85x121, on the west side of Brook avenue, 70 feet north of One Hundred and Sixty-ninth street, by the erection of tenements.

Arthur Gersch will erect, from plans by W. Ormlston, five five-story brick tenements, on the southeast corner of One Hundred and Sixth street and First avenue.

Neville & Bagge will erect three five-story brick and stone flats and stores on the southwest corner of Ninety-ninth street and the Boulevard, to cost \$120,000.

W. C. Dickerson will build, from plans by W. C. Dickerson, two four-story brick flats and stores, to cost \$16,000, on the southeast corner of Stebbins avenue and Home street.

George J. Jackson will erect, from plans by Neville & Bagge, four five-story brick and stone flats and stores, on plot 100x100, on the southwest corner of One Hundred and Twenty-fifth street and the Boulevard.

Manes will build two five-story brick tenements, on the southeast corner of One Hundred and Twenty-fifth street, 175 feet west of Amsterdam avenue.

August Jacob will improve the property on the north side of Government place, 137 feet east of Park avenue, plot 74x125, by the erection of flats.

UNUSUAL DEALING IN VACANT REALTY.

Most of Last Week's Buying Was of Unimproved Property.

NORTH NEW YORK ACTIVE.

Two West Side Lot Sales in Which the City is Interested.

A peculiar thing about the real estate market is the heavy dealing in unimproved property. If this were Spring or early Fall it would not be surprising that vacant lot sales should exceed those of revenue-producing properties, but for midwinter the condition seems an anomaly. Most of the vacant land buying is speculative. In fact, all the dealing of this character last week may be regarded as speculative, except that involving the Harlem River dockage at Moti Haven, which purchase was made for railroad uses.

The operations of last week, or rather, the absence of certain operations, seem to emphasize the fact that the investment class is not yet conspicuously in the market. In explaining the lack of dealing by this element, dealers are inclined to say the holidays are responsible. As holidays the effect is hardly felt, particularly this year, when Christmas and New Year fall on Saturday, a half holiday at any event; but it is reasonable to conclude that many business men have been so busy that they have been unable to make outside investments pending the overhauling of accounts incident to the new year. It may be inferred, then, that shortly after the new year the demand for real estate investments will be reasserted. It is known now that many large deals have been put off in the final closing and will not be made until January.

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The following sales are being to take place this week at No. 111 Broadway, except where otherwise specified:

Monday, December 27.
By William Kennelly, foreclosure, No. 362 Morris avenue, 18x70.3x17.1x70.3, four-story brick tenement, with stores; due on judgment, \$5,283.

stable; due on judgment, \$14,571; on prior mortgage, \$62,000. Also, foreclosure, Clinton avenue, east side, 25 feet south of Elmwood place, 25x100; due on judgment, \$4,153.

By Solomon De Wallenraes, foreclosure, No. 427 Cherry street, 25.1x90.7x25.92.6, five-story stone front tenement; due on judgment, \$17,977.

By Bryan L. Kennelly, foreclosure, No. 614 Morris avenue, 30x70.3, three-story frame store and tenement; due on judgment, \$1,734. Also, foreclosure, No. 615 Morris avenue, 28.3x70.3, three-story frame dwelling and store; due on judgment, \$4,473.

By Peter F. Meyer & Co., partition, No. 1037 Union avenue, 75.4x131.3x74.6x191.3, two-story frame dwelling and vacant.

Wednesday, December 29.
By Richard V. Harnett & Co., foreclosure, No. 1400 Amsterdam avenue, northwest corner of One Hundred and Thirty-second street, 25x100, five-story brick tenement with stores; due on judgment, \$15,722.

By James L. Wells, foreclosure, lot 55 on map of land of S. F. Myers, at Throg's Neck, town of Westchester, 25x150, also, foreclosure, No. 827 West One Hundred and Forty-fifth street, 25x100, two-story frame dwelling; due on judgment, \$1,392.

By William Kennelly, foreclosure, Nos. 313-323 West Twenty-second street, 150.8x98.0, five-story brick factories; due on judgment, \$8,293.

By Peter F. Meyer & Co., foreclosure, No. 219 West Fortieth street, 25x98.0, five-story stone front flat; due on judgment, \$25,091.

Also, foreclosure, No. 175 West Ninety-seventh street, 14x100.11, three-story stone front dwelling; due on judgment, \$9,615; on prior mortgage, \$3,000.

By August Kleiman, execution sale, Nos. 62 to 64 (old), Nos. 17, 19 and 21 Thomas street, and 130 Duane street, 100x25.75x25.75x100.75, five-story iron front stores and lots; all right, title and interest of Charles S. Bates. Also, No. 137 Duane street, 25x75, three-story brick stores.

Thursday, December 30.
By William Kennelly, foreclosure, Nos. 348 to 352 East One Hundred and Twenty-third street, three lots, each 12x610.11, three four-story brick dwellings; due on judgments on Nos. 348 and 350, \$5,014 each; on No. 352, \$2,062.

By D. Phoenix Ingraham & Co., foreclosure, No. 1098 Third avenue, 20x80, five-story brick tenement with stores; due on judgment, \$3,848.

By L. J. Phillips & Co., foreclosure, Fulton street, at Ferry, and being the railroad, the Fulton, Wall and Cortlandt Street Ferries R. R. Company; due on judgment, \$506,276.

By Peter F. Meyer & Co., foreclosure, No. 244 West One Hundred and Thirty-fourth street, 25x100, five-story brick tenement; due on judgment, \$13,708.

Friday, December 31.
By William M. Ryan, foreclosure, Nos. 70-74 Houston street, 43x275, seven-story brick factory; due on second mortgage, \$20,221; prior mortgage, \$85,000; third mortgage, \$6,078; fourth mortgage, \$21,000. Also, foreclosure, No. 109 Mercer street, 25x100, seven-story brick factory, due on second mortgage, \$13,353; prior mortgage, \$65,700; third mortgage, \$21,000.

On the premises by Milo J. White, Catherine street, Westchester county, southeast corner of the one-half of lot 249 on map of Washingtonville, Eastchester, 25x100.

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Coming Movement in the Market

WILL BE OF A MOST SUBSTANTIAL NATURE. During the past few weeks we have experienced a tender "PLAYING" market, the most difficult one possible for a speculator to gauge. Some of the leading stocks, more decidedly so, while others are undeniably weak and act as if seeking a lower level.

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JOHN E. TOWNSEND, President.
ROBERT LEONARD, Secretary.
ISAAC M. MILLER, Assistant Secretary.

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